

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 060683
JUN - 8 2006
CITY OF PORTLAND

This is to certify that ALPINE REALTY CORP / Fair Construction
has permission to Office- Warehouse- Tenant Setup for Use
AT 501 FOREST AVE L 127 A005001

provided that the person or persons term or condition accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS
Fire Dept.
Health Dept.
Appeal Board
Other Department Name

Handwritten signature of Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No:	06-0683	Issue Date:	<b>PERMIT ISSUED</b> JUN - 6 2006	CBL:	127 A005001
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<b>Location of Construction:</b> 501 FOREST AVE	<b>Owner Name:</b> ALPINE REALTY CORP	<b>Owner Address:</b> 120 EXCHANGE ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Albair Construction	<b>Contractor Address:</b> 10 Alexander Drive Cape Elizabeth	<b>Phone:</b> 20783 9338
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	<b>Zone:</b> B2b

<b>Past Use:</b> Commercial/ Office- Warehouse	<b>Proposed Use:</b> Institutional/ Office- Warehouse- Tenant Fit-up for USM	<b>Permit Fee:</b> \$273.00	<b>Cost of Work:</b> \$28,000.00	<b>CEO District:</b> 3
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<b>Proposed Project Description:</b> Office- Warehouse- Tenant Fit-up for USM	<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied TO Chapter 40 USPA 101	<b>INSPECTION:</b> Use Group B Type: 3B 6/5/06 Signature: <i>[Signature]</i>
<b>Signature:</b> <i>Greg Cass</i>		<b>Signature:</b> <i>[Signature]</i>
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>		
Action. <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
<b>Signature:</b>		<b>Date:</b>

<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 0510512006	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: 5/30/06 <i>ABN</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ABN</i> Date:
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**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

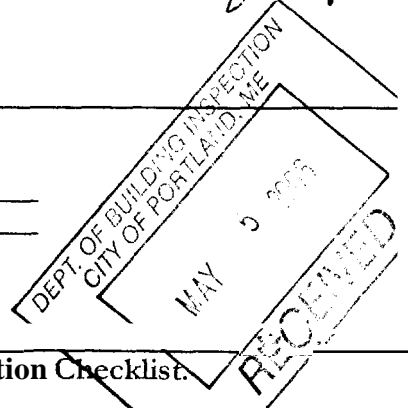
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



# General Building Permit Application

If **you** or the property owner owes real estate or personal property taxes or user charges on any property within **the** City, payment arrangements must be **made** before permits of any kind are accepted.

Location/Address of Construction: <u>501 Forest Ave</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>127</u> Block# <u>A</u> Lot# <u>5</u>	Owner: <u>Alpine Realty</u> <u>120 Exchange St</u>	Telephone: <u>831-9338</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Albair Constr.</u> <u>10 Alexander Dr</u> <u>Cape Elizabeth, ME</u>	Cost Of Work: \$ <u>28,000</u> Fee: \$ _____ C of O Fee: \$ <u>750</u>
Current Specific use: <u>George Business Firms Office Warehouse</u>	If vacant, what was the previous use? _____	
Proposed Specific use: _____		
Project description: <u>Office Warehouse - for WSM - tenant fit - up -</u> <u>Printing &amp; Mail Facility</u>		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>Timothy Albair</u>	Mailing address: _____ Phone: <u>831-9338</u>	



**Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant:	Date: <u>5/5/06</u>
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**This is not a permit; you may not commence ANY work until the permit is issued.**

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 06-0683	<b>Date Applied For:</b> 05/05/2006	<b>CBL:</b> 127 A005001
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<b>Location of Construction:</b> 501 FOREST AVE	<b>Owner Name:</b> ALPINE FEALTY CORP	<b>Owner Address:</b> 120 EXCHANGE ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Albair Construction	<b>Contractor Address:</b> 10 Alexander Drive Cape Elizabeth	<b>Phone:</b> (207) 831-9338
<b>Tenant/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Institutional/ Office- Warehouse- Tenant Fit-up for USM	<b>Proposed Project Description:</b> Office- Warehouse- Tenant Fit-up for USM
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 05/30/2006  
**Note:** Need to have eleven parking spaces for the change of use. 14 provided in the lower level.      **Ok to Issue:**   
Space is being used by USM for:  
1. A print shop for the university  
2. The mailroom for the uniiversity  
3. Storage for the bookstore and universal waste holding  
4. The basement will have storage for the property management office.  
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.  
2) Separate permits shall be required for any new signage.

**Dept:** Building      **Status:** Approved      **Reviewer:** Mike Nugent      **Approval Date:** 06/05/2006  
**Note:**      **Ok to Issue:**

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 05/30/2006  
**Note:**      **Ok to Issue:**   
1) All building construction shall comply with NFPA 101 Chapter 40

**Comments:**  
5/24/2006-amachado: It needs to be a change of use because what the tenant is planning to do exceeds the existintg use. I spoke with Tim Albair, the contractor, and told him that we needed a site plan that shows parking and that we need a break down of each use on the two floors.  
5/30/2006-amachado: Recived more detailed floor plans.



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

TO; Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

FROM: Janet Hansen/Scott Benson

RE: Certificate of Design

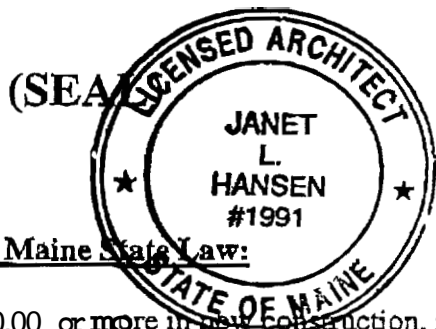
DATE: 4-25-06

These plans and / or specifications covering construction work on:

Interior fit up work at 501 Forest Avenue -

tenant is USM Printing & Mail Facility

Have been designed and drawn up by the undersigned, a Maine registered Architect/  
Engineer according to the 2003 International Building Code and local amendments.



As per Maine State Law:

\$50,000.00 or more in new construction, repa-  
expansion, addition, or modification for  
Building or Structures, shall be prepared by a  
registered design Professional.

Signature: Janet Hansen

Title: Architect

Firm: SMRT

Address: 144 Fore St. Portland



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: Janet Hansen / Scott Benson

Address of Project: 501 Forest Avenue

Nature of Project: Interior Fit-up for USM

(demolition, minor structural work, mechanical)

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

signature: Janet Hansen

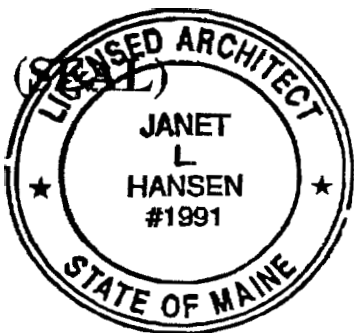
Title: Architect

Firm: SMRT

Address: 144 Fore Street

Portland, Maine 04101

Phone: 207-772-3846



FROM DESIGNER: Janet Hansen / Scott BensonDATE: 4/25/06Job Name: USM fit-up for 501 Forest Avenue

Address of Construction: \_\_\_\_\_

2003 International Building Code

Construction project was designed according to the building code criteria listed below:

Building Code and Year IBC 2003 Use Group Classification(s) BusinessType of Construction 3B (combination of structural systems)Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC yesIs the Structure mixed use? yes if yes, separated or non separated (see Section 302.3) separatedSupervisory alarm system? yes Geotechnical/Soils report required? (See Section 1802.2) not required

## STRUCTURAL DESIGN CALCULATIONS

\_\_\_\_\_ Submitted for all structural members  
(106.1, 106.1.1)DESIGN LOADS ON CONSTRUCTION DOCUMENTS  
(1603)

Uniformly distributed floor live loads (1603.1.1, 1607)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Wind loads (1603.1.4, 1609)

\_\_\_\_\_ Design option utilized (1609.1.1, 1609.6)

\_\_\_\_\_ Basic wind speed (1609.3)

\_\_\_\_\_ Building category and wind importance  
factor,  $I_w$  (Table 1604.5, 1609.5)

\_\_\_\_\_ Wind exposure category (1609.4)

\_\_\_\_\_ Internal pressure coefficient (ASCE 7)

\_\_\_\_\_ Component and cladding pressures  
(1609.1.1, 1609.6.2.2)\_\_\_\_\_ Main force wind pressures (1609.1.1,  
1609.6.2.1)

Earthquake design data (1603.1.5, 1614 - 1623)

\_\_\_\_\_ Design option utilized (1614.1)

\_\_\_\_\_ Seismic use group ("Category")  
(Table 1604.5, 1616.2)\_\_\_\_\_ Spectral response coefficients,  $S_Ds$  &  
 $S_Ps$  (1615.1)

\_\_\_\_\_ Site class (1615.1.5)

\_\_\_\_\_ Live load reduction  
(1603.1.1, 1607.9, 1607.10)

\_\_\_\_\_ Roof live loads (1603.1.2, 1607.11)

\_\_\_\_\_ Roof snow loads (1603.1.3, 1608)

\_\_\_\_\_ Ground snow load,  $P_g$  (1608.2)\_\_\_\_\_ If  $P_g > 10$  psf, flat-roof snow load,  $P_f$   
(1608.3)\_\_\_\_\_ If  $P_g > 10$  psf, snow exposure factor,  $C_e$   
(Table 1608.3.1)\_\_\_\_\_ If  $P_g > 10$  psf, snow load importance  
factor,  $I_s$  (Table 1604.5)\_\_\_\_\_ Roof thermal factor,  $C_t$  (Table 1608.3.2)\_\_\_\_\_ Sloped roof snowload,  $P_s$  (1608.4)

\_\_\_\_\_ Seismic design category (1616.3)

\_\_\_\_\_ Basic seismic-force-resisting system  
(Table 1617.6.2)\_\_\_\_\_ Response modification coefficient,  $R$ ,  
and deflection amplification factor,  $C_d$   
(Table 1617.6.2)

\_\_\_\_\_ Analysis procedure (1616.6, 1617.5)

\_\_\_\_\_ Design base shear (1617.4, 1617.5.1)

Flood loads (1603.1.6, 1612)

\_\_\_\_\_ Flood hazard area (1612.3)

\_\_\_\_\_ Elevation of structure

Other loads

\_\_\_\_\_ Concentrated loads (1607.4)

\_\_\_\_\_ Partition loads (1607.5)

\_\_\_\_\_ Impact loads (1607.8)

\_\_\_\_\_ Misc. loads (Table 1607.8, 1607.8.1,  
1607.7, 1607.12, 1607.13, 1610,  
1611, 2404)

**Alpine Realty  
120 Exchange Street  
Portland, ME 04101  
207-828-4650**

**To: City of Portland**

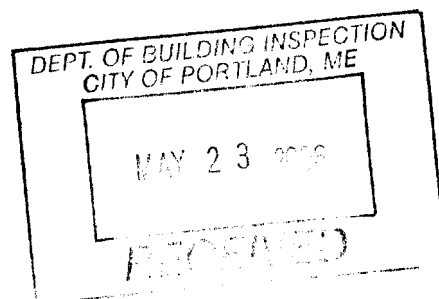
**From: Alpine Realty  
Art Girard**

**Re: 501 Forest Avenue**

**Alpine Realty has leased their 501 Forest Avenue property to USM. They will be using the property as a print shop and warehouse.**

**If you have any questions, please do not hesitate to call.**

**Thanks.**





This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

### Current Owner Information

**Card Number** 1 of 1  
**Parcel ID** 127 A005001  
**Location** 501 FOREST AVE  
**Land Use** OFFICE & BUSINESS SERVICE

**Owner Address** ALPINE REALTY CORP  
 120 EXCHANGE ST  
 PORTLAND ME 04101

**Book/Page** 21709/195  
**Legal** 127-A-5  
 FOREST AVE 501  
 17600 SF

### Current Assessed Valuation For Fiscal Year 2006

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$209,080	\$531,060	\$740,140

### Estimated Assessed Valuation For Fiscal Year 2007\*

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$215,300	\$637,600	\$852,900

\* Value subject to change based upon review of property status as of 4/1/06.  
 The tax rate will be determined by City Council in May 2006.

### Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1927	1	26400	1

<b>Total Acres</b>	<b>Total Buildings</b>	<b>Sq. Ft.</b>	<b>Structure Type</b>	<b>Building Name</b>
0.404	26400		OFFICE WAREHOUSE	GEORGE BUS. FORMS

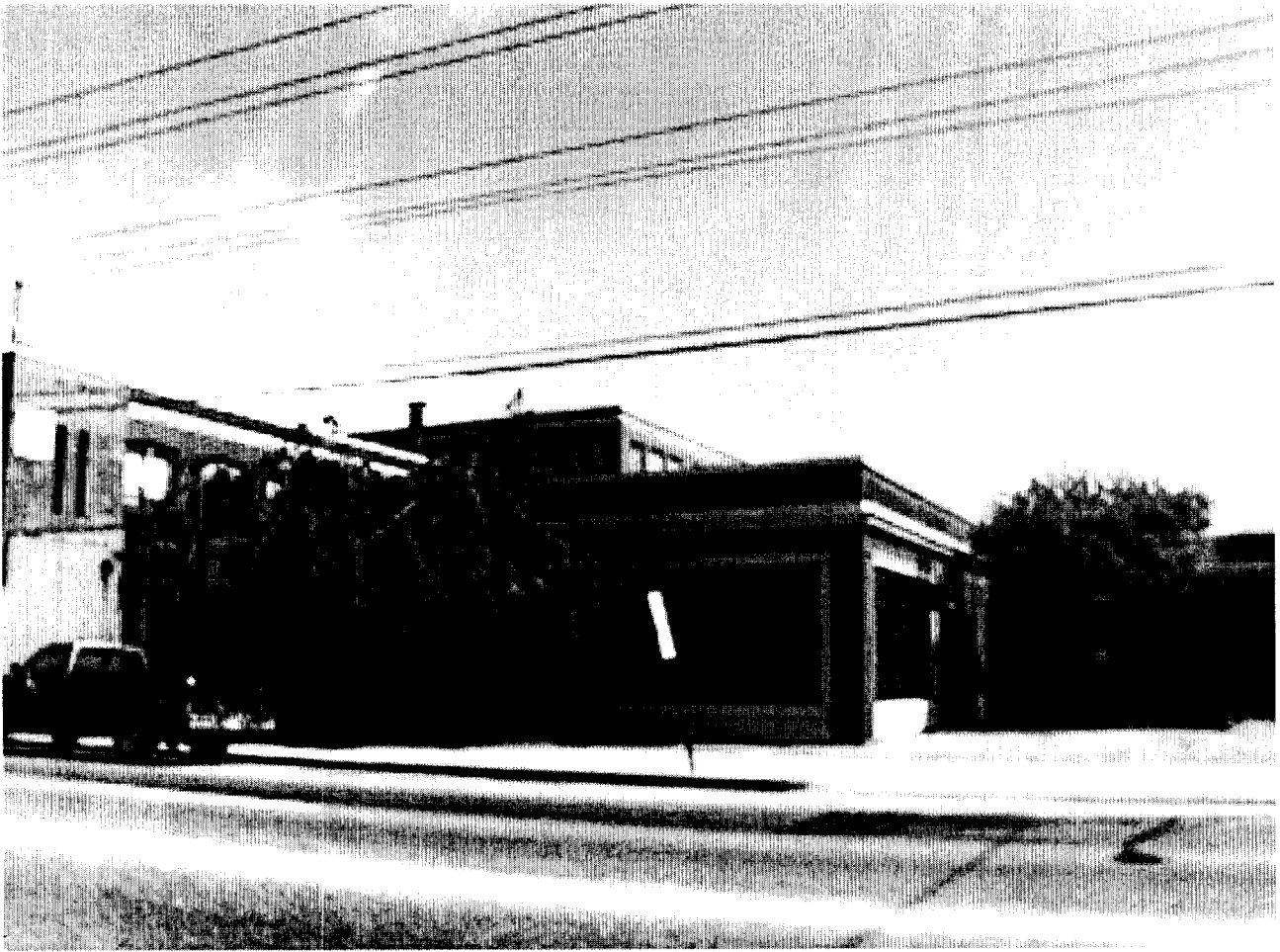
### Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	13200	SUPPORT AREA
1	01/01	3600	OFFICE BUILDING
1	01/01	9600	WAREHOUSE

Height	Walls	Heating	A/C
10		NONE	NONE
14	BRICK/STONE	HEAT PUMP	CENTRAL
14	BRICK/STONE	UNIT HEAT	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

### Building Other Features

Line	Structure Type	Identical Units
1	OVERHEAD DOOR - WD/MT	3
3	OVERHEAD DOOR - WD/MT	2
3	LOADING DOCK - WOOD	1
3	DOCK LEVELERS	1



# BUILDING PERMIT INSPECTION PROCEDURES

**Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon**

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in **48-72** hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated Below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- N/A **Footing/Building Location** Inspection: Prior to pouring concrete
- N/A **Re-Bar Schedule** Inspection: Prior to pouring concrete
- N/A **Foundation** Inspection: Prior to placing **ANY** backfill
- Call **Framing/Rough Plumbing/Electrical**: Prior to any insulating or drywalling
- Call **Final/Certificate** of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. **All** projects **DO** require a final inspection

\_\_\_\_\_ If any of the inspections do not occur, the project cannot go on to the next phase, **REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]  
Signature of Applicant/Designee \_\_\_\_\_ Date 6/6/06  
[Signature]  
Signature of Inspections Official \_\_\_\_\_ Date \_\_\_\_\_  
CBL: 127 A005 Building Permit #: 060683